

SNAPSHOT of HOME Program Performance--As of 06/30/08
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): Pinellas County Consortium

State: FL

PJ's Total HOME Allocation Received: \$26,718,542

PJ's Size Grouping*: B

PJ Since (FY): 1992

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	B	Overall
				PJs in State:	30		
<u>Program Progress:</u>							
% of Funds Committed	82.09 %	91.77 %	25	92.82 %	3	7	
% of Funds Disbursed	80.22 %	78.29 %	14	82.38 %	27	31	
Leveraging Ratio for Rental Activities	5.27	7.5	1	4.55	100	100	
% of Completed Rental Disbursements to All Rental Commitments***	100.00 %	73.86 %	1	80.69 %	100	100	
% of Completed CHDO Disbursements to All CHDO Reservations***	76.37 %	54.30 %	7	67.01 %	66	61	
<u>Low-Income Benefit:</u>							
% of 0-50% AMI Renters to All Renters	82.65 %	73.03 %	12	79.23 %	53	47	
% of 0-30% AMI Renters to All Renters***	22.54 %	34.87 %	18	44.47 %	12	14	
<u>Lease-Up:</u>							
% of Occupied Rental Units to All Completed Rental Units***	99.86 %	94.43 %	13	93.93 %	70	62	
<u>Overall Ranking:</u>				In State:	7 / 30	Nationally:	58 58
<u>HOME Cost Per Unit and Number of Completed Units:</u>							
Rental Unit	\$19,031	\$16,567		\$24,984	732 Units	50.00 %	
Homebuyer Unit	\$11,903	\$17,977		\$14,192	619 Units	42.30 %	
Homeowner-Rehab Unit	\$26,190	\$27,129		\$20,036	112 Units	7.70 %	
TBRA Unit	\$0	\$2,914		\$3,164	0 Units	0.00 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (57 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (194 PJs)

C = PJ's Annual Allocation is less than \$1 million (292 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Pinellas County Consortium FL

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$42,760	\$76,092	\$29,523
State:*	\$64,861	\$92,725	\$34,667
National:**	\$86,663	\$70,545	\$22,663

CHDO Operating Expenses:
(% of allocation)

PJ:	0.0 %
National Avg:	1.1 %

R.S. Means Cost Index: 0.86

	Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:				
White:	78.2	80.3	88.4	0.0
Black/African American:	13.5	8.3	8.0	0.0
Asian:	0.1	0.2	0.9	0.0
American Indian/Alaska Native:	0.0	0.2	0.0	0.0
Native Hawaiian/Pacific Islander:	0.0	0.3	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.2	0.0	0.0
Asian and White:	0.0	0.2	0.0	0.0
Black/African American and White:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.1	0.5	0.0	0.0
Asian/Pacific Islander:	0.7	0.8	0.0	0.0

ETHNICITY:

Hispanic	7.3	9.2	2.7	0.0
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HOUSEHOLD SIZE:

1 Person:	67.4	40.1	40.2	0.0
2 Persons:	13.3	27.7	26.8	0.0
3 Persons:	8.6	16.0	12.5	0.0
4 Persons:	6.7	10.5	9.8	0.0
5 Persons:	3.7	3.1	8.0	0.0
6 Persons:	0.1	1.9	1.8	0.0
7 Persons:	0.1	0.6	0.9	0.0
8 or more Persons:	0.0	0.0	0.0	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	15.0	38.3	23.2	0.0
Elderly:	58.1	7.9	32.1	0.0
Related/Single Parent:	15.5	31.2	16.1	0.0
Related/Two Parent:	8.3	17.8	22.3	0.0
Other:	3.0	4.7	6.3	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	25.7	1.3 [#]
HOME TBRA:	0.0	
Other:	3.8	
No Assistance:	70.5	

of Section 504 Compliant Units / Completed Units Since 2001 117

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Pinellas County Consortium

State: FL

Group Rank: 58
(Percentile)

State Rank: 7 / 30 PJs

Overall Rank: 58
(Percentile)

Summary: 0 / **Of the 5 Indicators are Red Flags**

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 72.00%	100	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 46.46%	76.37	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	82.65	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 89.25%	99.86	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.300	3.02	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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